



## 12 Warelwast Close

Plympton, Plymouth, PL7 1AP

£300,000



Semi-detached townhouse, situated in a cul-de-sac location, immaculately presented throughout & comprising lounge & shower room to the ground floor, with an open plan lounge/diner/kitchen on the first floor & 3 bedrooms & the family bathroom on the top floor. Allocated parking space. Sunny rear garden.



**WARELWAST CLOSE, PLYMPTON, PLYMOUTH PL7 1AP**

**ACCOMMODATION**

Composite uPVC patterned glass door opening into the entrance hall.

**ENTRANCE HALL 13'8" x 5'9" (4.17 x 1.77)**

Doors leading to the lounge/bar area and to the shower room. Stairs ascending to the first floor landing with storage cupboard beneath.

**LOUNGE/BAR AREA 19'11" x 9'1" (6.09 x 2.79)**

Feature electric fireplace built into a display unit. Fitted corner bar with fitted square-edged laminate worktop. uPVC double-glazed windows to the front elevation.

**SHOWER ROOM 5'10" x 5'2" (1.78 x 1.59)**

Fitted with a matching suite comprising corner shower unit with waterfall attachment, vanity wash handbasin with mixer tap and storage below and close-coupled wc.

**FIRST FLOOR LANDING 10'11" x 6'5" (3.35 x 1.98)**

Double wooden doors opening into the living space. Stairs ascending to the second floor.

**LOUNGE/DINER 16'0" x 16'8" narr to 9'7" (4.89 x 5.09 narr to 2.94)**

An 'L-shaped open plan living area with a uPVC double-glazed window to the front elevation and a uPVC sliding patio door opening to a Juliette balcony to the front elevation. Open plan access into the kitchen.

**KITCHEN 16'7" x 7'9" (5.06 x 2.38)**

Fitted with a matching range of base and wall-mounted units incorporating square-edged laminate worktop with inset 4-ring gas hob and extractor over, one-&-a-half bowl stainless-steel sink with mixer tap. Integrated oven. Spaces for fridge/freezer, washing machine and dishwasher. Composite uPVC double-glazed door opening to the rear garden. uPVC double-glazed window to the rear elevation.

**SECOND FLOOR LANDING 10'10" x 6'6" (3.32 x 2)**

Doors leading to the bedrooms and bathroom. Access hatch with pull-down ladder to boarded, insulated loft with power and lighting. Storage cupboard.

**BEDROOM ONE 12'7" x 9'10" (3.85 x 3)**

uPVC double-glazed window to the rear elevation.

**BEDROOM TWO 10'11" x 9'9" (3.33 x 2.99)**

uPVC double-glazed window to the front elevation.

**BEDROOM THREE 8'3" x 6'2" (2.52 x 1.88)**

uPVC double-glazed window to the front elevation.

**BATHROOM 6'6" x 6'2" (2 x 1.88)**

Fitted with a matching suite comprising white panelled bath with shower attachment, pedestal wash handbasin with mixer tap and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation.

**OUTSIDE**

The property is approached via a brick-paved walkway with an allocated parking space to one side. Steps ascend to the southerly-facing rear garden, accessed by a wooden gate. The garden is fully enclosed and mainly laid to lawn with a patio walkway and a raised decking area adjacent to the rear of the property with a fixed sun awning - perfect for entertaining. Outside power. Outside water.

**COUNCIL TAX PCC**

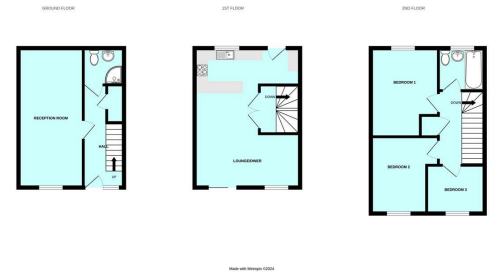
Plymouth City Council  
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Mains water and sewerage

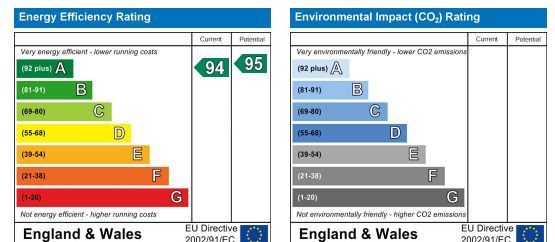
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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